

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 857

Case No. 98-17F

(Final PUD @ 100 Potomac Ave., SE)

September 30, 1998

On September 14, 1998 its regular monthly meeting, the Zoning Commission for the District of Columbia authorized a public hearing for the following:

Case No. 98-17F

**THIS CASE IS OF INTEREST TO ADVISORY NEIGHBORHOOD
COMMISSIONS (ANCs) 6-B AND 2-D**

On August 13, 1998, the Zoning Commission for the District of Columbia received an application from Florida Rock Properties, Inc. requesting final (second stage) approval of a planned unit development (PUD) for Lots 800, 801 and 802 in Square 707; Lot 809 in Square 708; Lots 807 and 808 in Square 708-E; and Lot 806 in Square 708S. The site is zoned C-3-C.

The proposed PUD site is located at 100 Potomac Avenue, S.E. The site is bounded by Potomac Avenue along its northwester edge, the Anacostia River to the east and the ramp abutment of the Frederick Douglas Bridge too the south and southwest. The site is currently occupied by Virginia Concrete, which conducts concrete mixing and batching operations on the site, and uses a portion of the site for the open storage of gravel and other stone aggregates used in their operations.

The applicant seeks approval of the PUD to facilitate the second phase of a two building pioneering office/retail complex to be constructed in the proposed site. The proposed PUD will provide approximately 1,521,013 square feet of gross floor area of commercial space above ground. The below grade structure will provide approximately 1500 parking spaces including handicap and vanpool vehicle spaces. In accordance with Z.C. Order No. 850, the PUD project's maximum height will be 130 feet, the on-site FAR is 6.0 and the overall lot occupancy is fifty-eight percent (58%).

In addition to the proposed PUD, this second-stage application provides a mechanism for the development of Square 664E as an off-site amenity, and for the phasing out of industrial use on Square 664E. The PUD site is within Ward 6; Square 664E is within Ward 2. The proposed development will include a number of uses vital to changing the

industrial character of the region. In addition, finally, Square 664E will contain an attractive, well-designed residential building with waterfront views.

It is therefore hereby ordered that Z.C. Case No. 98-17F is authorized for a public hearing. A formal "Notice of Public Hearing is forthcoming.

A handwritten signature in black ink, reading "Sheri M. Pruitt-Williams", is written over a horizontal line.

SHERI M. PRUITT-WILLIAMS

Interim Director
Office Of Zoning